

July 12, 2020



Talbot County Short-Term Rental Review Board Minutes

Thursday, February 25, 2021 at 1:00 p.m.
Virtual Meeting

Attendance:

Commission Members:

Scott Kane, Chairman
David McQuay, Vice Chairman
Martha Suss
Cindy Reichart

Staff:

Anthony Kupersmith, County Attorney
Miguel Salinas, Assistant Planning Officer
Maria Brophy, Planner II
Elisa Deflaux, Planner II
Mike Duell, Chief Code Compliance Officer
Chris Corkell, Recording Secretary

1. Call to Order - The Chair called the virtual meeting to order on February 25, 2021 at 1:05 p.m. Mr. Kane opened the meeting.

2. Administrative Matters – The Board discussed the member vacancy.

3. Minutes – Mr. McQuay made a motion to approve the minutes for December 17, 2021, seconded by Ms. Suss. The motion carried unanimously (4-0).

4. Old Business – No election of Officers until there is a full Board.

5. New Business -

- a. Kathleen Nilsen / Southport, ST-246-NIL, 24629 Long Haul Road, St. Michaels, MD 21663, (Map 23, Grid 14, Parcel 9, Zoned Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Ms. Nilsen and her resident Agent Sewall Cox both were on the virtual call. They both spoke on the application and history of the rental property. The Board called for public comment; no one spoke on the application. Written comments were received by the Board from Susan duPont, Daniel C. North, Honorable John North II and Lynn Chapman. Mr. Salinas and Ms. Deflaux read the letters. Mr. Kane wanted to make sure the property was well-monitored and have the license come back in one year for renewal. He asked for an amendment to a motion from Ms. Reichart to include those conditions. Mr. Kupersmith instructed that he had to ask those that made the motion to withdraw and make a new motion. Ms. Suss and Ms. Reichart refused to change the motion.

Mrs. Suss made a motion to approve the STR application for four bedrooms for 24629 Long Haul Road, with staff conditions, seconded by Mrs. Reichart. The motion failed (2-1-1, Kane opposed, McQuay abstained).

- b. Danielle Maurer, Joseph and Kristen Rachinsky, Jr. / Thorntonwood, ST-770-MAU, 7709 Quaker Neck Road, Bozman, MD 21612, (Map 31, Grid 17, Parcel 315, Lot 5; Zoned Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Mr. Zagrosky and his resident Agent Jodie Hardesty/Eastern Shore Vacation Rental both were on the virtual call. They both spoke on the application and history of the rental property. The Board called for public comment; no one spoke on the application. Written comments were received by the Board from Mrs. duPont. Mr. Salinas read the letter.

Ms. Reichart made a motion to approve the STR application for four bedrooms for 7709 Quaker Neck Road, with staff conditions, seconded by Mr. McQuay. The motion carried unanimously (4-0).

- c. Mary Chambers and Deborah Anzalone, ST-213-CHA, 21336 Bay Front Drive, Tilghman, MD 21671, (Map 44A, Parcel 240, Lot 4; Zoned Village Mixed). Ms. Brophy presented the staff report for the Short-Term Rental (STR) license application. Ms. Chambers and her resident agent Deborah Anzalone both were on the virtual call. They both spoke on the application and history of the rental property. The Board called for public comment; no one spoke on this application. Written comments were received by the Board from Mrs. duPont. Mr. Salinas read the letter.

Ms. Suss made a motion to approve the STR application for two bedrooms for 21336 Bay Front Drive, with staff conditions, seconded by Mr. McQuay. The motion carried unanimously (4-0).

- d. Brandon and Marissa Lytle / Chesapeake Mansion, ST-214-LYT, 21456 Donnell Jones Road, Sherwood, MD 21665, (Map 38, Grid 3, Parcel 25, Lot 3; Zoned Rural Conservation). Ms. Brophy presented the staff report for the Short-Term Rental (STR) license application. Mr. Lytle and his Attorney Mike Kopen both were on the virtual call. They both spoke on the application and history of the rental property. Resident agent is Katelyn Kean. The dwelling has 8 bedrooms, Mr. Lytle stated two rooms will be locked so they will not be accessible to the renters. Mr. Salinas stated that it would be acceptable, as we have previously approved other STR's with the same condition. Concerns were raised by citizens in reference to the road. Mr. Kupersmith discussed litigations. Mike Duell spoke about the history of trespassing complaints, fines and a condition that was placed on a renewal of a license on another property owned by Mr. Lytle. The Board called for public comment: Douglas Raymond, Lisa Raymond, Jeff Mikula, Susan duPont and Tracy McCormick spoke on this application. Written comments were received by the Board from Michael McCormick, Cornelia Heckenbach, Henry Dove, Mr. Cotter, Brian and Joanne Mulvey, Richard Parks, Yann and Sara Van Geertruyden and Susan duPont. Mr. Salinas read the letters.

97 **Ms. Suss made a motion to approve the STR application for six**
98 **bedrooms for 21456 Donnell Jones Road, with staff conditions, seconded by**
99 **Mrs. Reichart. The motion was approved (2-1-1, Kane opposed, McQuay**
100 **abstained).**


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102 e. Charles and Sarah Jones / Seth's Landing, ST-637-JONE, 6379 Thamert Road,
103 Neavitt, MD 21652, (Map 39, Grid 21, Parcel 32; Zoned Village Rural). Ms.
104 Brophy presented the staff report for the Short-Term Rental (STR) license
105 application. Mr. and Ms. Jones both were on the virtual call. They both spoke on
106 the application and history of the rental property. The Board called for public
107 comment; Mike Duell spoke on this application and commented the fines were
108 paid in full and they are in good standing. Written comments were received by the
109 Board from Mrs. duPont. Mr. Salinas read the letter.

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111 **Mr. McQuay made a motion to approve the STR application for two**
112 **bedrooms for 6379 Thamert Road, with staff conditions, seconded by Ms.**
113 **Suss. The motion carried unanimously (4-0).**
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115 **6. Other Matters for Discussion – None.**

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117 **7. Adjournment -** The Chair called the meeting to adjourn. The meeting was adjourned at
118 4:12 p.m.

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120 Read and approved by the Board on **April 7, 2021**.

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125 Chairman
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